



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 09/02/2004
PAGE: 1 of 1

SUBJECT: C14-04-0085 - Hoskins 20 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 411 Thompson Lane (Carson Creek Watershed) from interim-rural residence (I-RR) district zoning to general commercial services (CS) district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Applicant: Fred W. Hoskins. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0085

Z.P.C. DATE: July 20, 2004
August 3, 2004

ADDRESS: 411 Thompson Lane

OWNER AND APPLICANT: Fred W. Hoskins

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: I-RR

TO: CS

AREA: 20.591 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: equipment repair services; equipment sales; kennels; laundry services; vehicle storage; transportation terminal and adult-oriented businesses; and 2) limits development of the property to less than 2,000 motor vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 20, 2004: *POSTPONED TO 08/3/04 DUE TO NOTIFICATION ERROR (STAFF)*
[J.M; J.G 2ND] (8-0) J.P – ABSENT

August 3, 2004: *APPROVED STAFF'S RECOMMENDATION OF CS-CO DISTRICT ZONING, BY CONSENT; PROHIBIT ADULT ORIENTED BUSINESSES.*
[K.J; M.W 2ND] (8-0) J.P – ABSENT

ISSUES:

The applicant is in agreement the alternate staff recommendation.

DEPARTMENT COMMENTS:

The subject property consists of one unplatted tract that contains a pallet storage company (a construction sales and service use). The tract is zoned interim – rural residence (RR) district and access is taken to Thompson Lane, a collector street. Thompson Lane extends between U.S. Highway 183 and Hergotz Lane and has a varied land use character with agriculture at its intersection with Hergotz and a mixture of single family residences, manufactured home parks, office / warehouses, and commercial service uses proceeding southwest towards 183 (zoned I-RR; DR; I-SF-2; P-CO; CS and CS-1-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The property is also located within the Airport Overlay Zone (AO-3) also known as the ½ mile buffer zone that permits commercial and industrial uses. The AO-3 Zone does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. The tract is located outside of the Carson Creek fully-developed 25 and 100-year floodplains which is being studied by the Watershed Protection and Development Review Department.

The applicant proposes to rezone the property to the commercial services (CS) district to accommodate the existing use of the property and provide additional area for commercial and warehouse development to occur. Staff recommends commercial uses that support the Austin Bergstrom International Airport, and also proposes a Conditional Overlay to prohibit the more intensive commercial uses and those with significant truck-generation. Staff recommends prohibiting the following uses:

Equipment Repair Services Equipment Sales Kennels Laundry Services
 Vehicle Storage Transportation Terminal Adult-oriented businesses

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Pallet storage; Undeveloped
<i>North</i>	(County)	Agricultural
<i>South</i>	I-RR; P-CO	Manufactured home park; Single family residences; Office; Capital Metro Service Yard; Undeveloped; Office-warehouses
<i>East</i>	IP-CO; SF-3; AG; (County)	Equipment Rental; Undeveloped; Single family residence; Agricultural
<i>West</i>	DR; I-SF-2; RR	Agricultural; Single family residences; Electrical company; Mechanical company; Lighting company; Manufactured home park

AREA STUDY: N / A

TIA: This property is located within the Airport Overlay which prohibits single family development and therefore a neighborhood traffic analysis is not required.

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

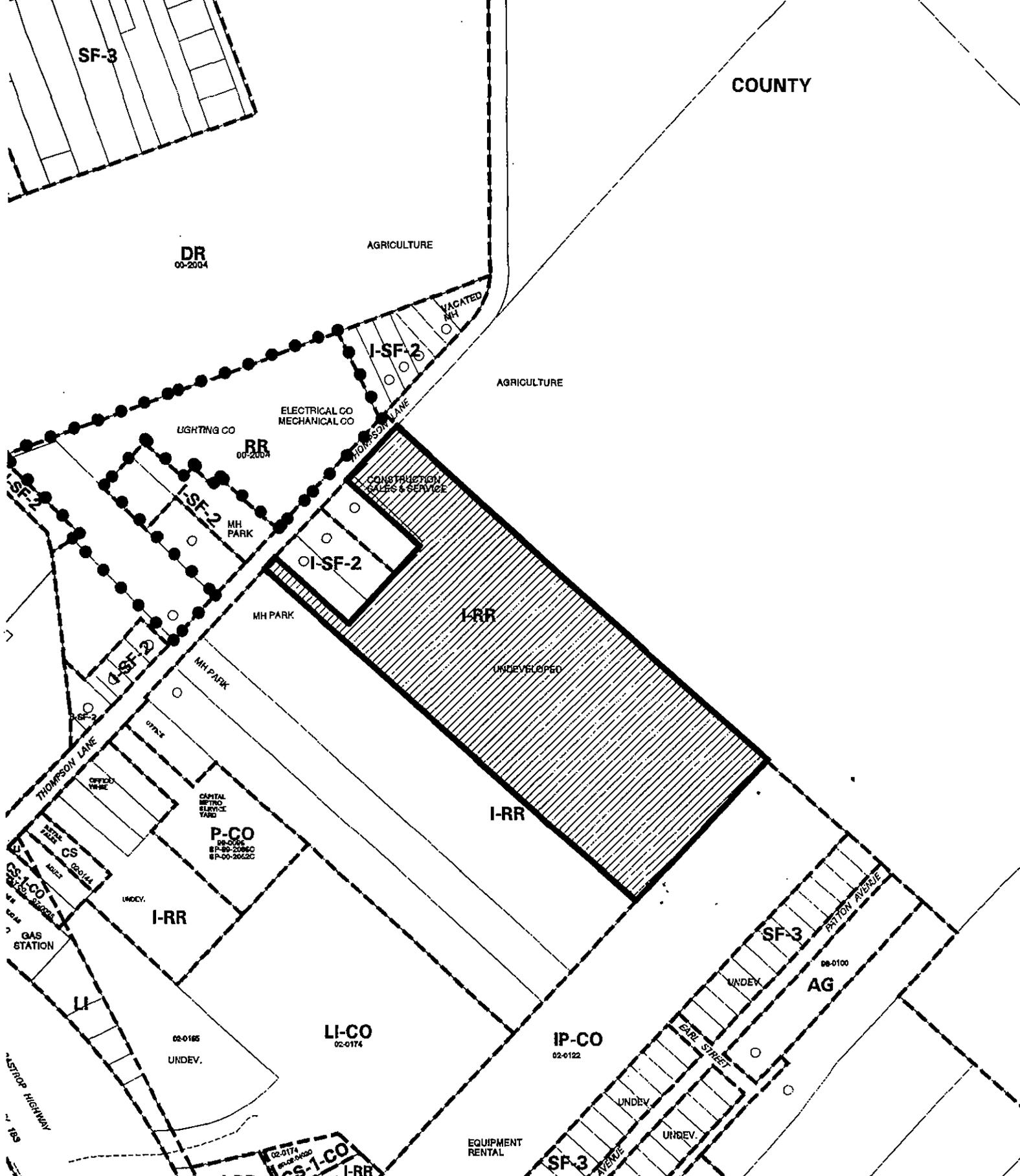
511 – Austin Neighborhoods Council

SCHOOLS:

Allison Elementary School Martin Junior High School Johnston High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0084	RR to CS	Scheduled concurrently with C14-04-0084	Pending
C14-02-0174	I-RR to LI for Tract 1; CS-1 for	To Grant IP-CO for both tracts with CO for 2,000	Approved LI-CO for Tract 1; CS-1-CO for



COUNTY

SF-3

DR
00-2004

AGRICULTURE

AGRICULTURE

I-SF-2

VACATED MH

ELECTRICAL CO
MECHANICAL CO

LIGHTING CO

RR
00-2004

CONSTRUCTION
SALES & SERVICE

I-SF-2

MH PARK

OI-SF-2

MH PARK

I-RR

UNDEVELOPED

I-RR

I-RR

P-CO
02-0044
02-00-2096C
02-00-2062C

UNDEV.

SF-3

AG

02-0100

LI-CO
02-0174

IP-CO
02-0122

02-0185
UNDEV.

EQUIPMENT
RENTAL

SF-3

02-0174
IP-CO
CS-1-CO

CASE #: C14-04-0085

ADDRESS: 411 THOMPSON LANE

SUBJECT AREA (acres): 20.591

ZONING

Exhibit A

DATE: 04-06

INTLS: SM

CITY GRID
REFERENCE
NUMBER

M19-20

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH



1" = 400'

SUMMARY STAFF RECOMMENDATION:

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BACKGROUND

The subject property consists of one unplatted tract that contains a pallet storage company (a construction sales and service use). The tract is zoned interim – rural residence (RR) district and access is taken to Thompson Lane, a collector street. Thompson Lane extends between U.S. Highway 183 and Hergotz Lane and has a varied land use character with agriculture at its intersection with Hergotz and a mixture of single family residences, manufactured home parks, office / warehouses, and commercial service uses proceeding southwest towards 183 (zoned I-RR; DR; I-SF-2; P-CO; CS and CS-1-CO).

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Equipment Repair Services	Equipment Sales	Kennels	Laundry Services
Vehicle Storage	Transportation Terminal	Adult-oriented businesses	

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

CS, Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The property is located in close proximity to Bastrop Highway / U.S. Highway 183, a major freeway.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff supports CS-CO zoning in the context of its proximity to a highway and location within the Airport Overlay Zone, with the prohibition of intensive and truck-generating commercial uses. In

addition, establishing a maximum number of daily vehicle trips will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections

EXISTING CONDITIONS

Site Characteristics

The site is developed with a pallet company. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 80%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals which preempt current water quality or Code requirements.

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Transportation

The trip generation under the requested zoning is estimated to be 27,424 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extensions, or system upgrades, or utility adjustment, or utility relocation are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria and specifications.

Compatibility Standards

This tract is already developed and the proposed zoning change is a footprint within the existing development. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site would be subject to compatibility development regulations due to the existing I-SF-2 zoned property to the west, and would be subject to the following requirements:

The site is subject to compatibility standards. Along the west of the property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

This property is within the Airport Overlay Zone AO-3. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures.



City of Austin, Neighborhood Planning & Zoning Department
 505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: July 23, 2004

File Number: C14-04-0085

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (Sec Map) 411 Thompson Lane
 PROPOSED ZONING CHANGE:

FROM: RR--Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

TO: CS--General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

OWNER: Fred W. Hoskins

PHONE: (512) 385-8831

AGENT: Jim Bennett Consulting (Jim Bennett)

PHONE: (512) 784-4961

ZONING & PLATTING COMMISSION HEARING DATE: August 3, 2004

TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3rd Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Wendy Walsh at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-7719. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

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 You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0085 WW

Zoning & Platting Commission Hearing Date: August 3, 2004

Name (please print) BESS HARDIN

I am in favor
 (Estoy de acuerdo)

Address 1204 DeCloney St.

I object
 (No estoy de acuerdo)

ZONING PLATTING

7-27-04

TRACKS - C 14-04-0084

1. C 14-04-0085

DATED FOR HEARING AUGUST 3 2004

TIME 6 p.m.

INCLOSED - TOPS SHEETS (2) FOR C.S. AT THOMPSON LA.

1. NEEDS OVERLAY ECT. TO WIDE OPEN, TO
CLOSE TO RESIDENTIAL'S PARK, HOMES ~~AN~~ AT
310, 312, 314.

2. ROAD TO NARROW, NEED STUDY DONE,
PEOPLE ON HERGOTZ LANE FROM 183^{TO} 71^{TO}
BEND, WHERE THOMPSON LA.1 THEY HAVE TO
USE THOMPSON LA. OR GO CROSS BRIDGE, THEN
TURN AROUND AND CROSS BRIDGE. TO TAKE
CHILDREN TO SCHOOL.

3. THOMPSON LA IS A TRUCK ROUTE, AND
THEY COME AROUND THE BEND BY THE
THREE HOUSES ON THE RIGHT SIDE OF
THOMPSON ALL DAY LONG. SOMETIME FIVE
OR SIX IN A ROW.

4. WHEN THEY HAD A FIRE, THEY HAVE TO CLOSE
THOMPSON... LEAVING MANY PEOPLES, TRYING
TO GET HOME.

5. AN OVERLAY WOULD KEEP SOME BUSINESS
NOT SUITED TO HOMES, OUT. LIGHT IND.
WOULD...

6. BUSINESS That Dont BRING TO
MANY CARS PER DAY.

7. Schools BUSES HAVE TO STOP ON
PAVEMENT DUE TO DITCHES.

THANK YOU.
[Signature]

H
Bessie Hardin
1204 Deloney St
Austin, TX 78721